

United States Department of the Interior  
National Park Service

B-4205

National Register of Historic Places  
Continuation Sheet

Section number \_\_\_\_\_ Page \_\_\_\_\_

## SUPPLEMENTARY LISTING RECORD

NRIS Reference Number: 88000743

Date Listed: 7/1/88

Brick Hill  
Property NameBaltimore (ind. city)  
CountyMD  
State

Multiple Name \_\_\_\_\_

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This property is listed in the National Register of Historic Places in accordance with the attached nomination documentation subject to the following exceptions, exclusions, or amendments, notwithstanding the National Park Service certification included in the nomination documentation.

Patrick Andrews  
Signature of the Keeper

7/1/88  
Date of Action

## =====

## Amended Items in Nomination:

These buildings served as housing for mill workers. On the form, their function is listed as both domestic dwelling and industry. Ron Andrews with the MD SHPO confirmed that since there was no industrial use at the properties the function industry should be deleted.

## DISTRIBUTION:

National Register property file  
Nominating Authority (without nomination attachment)

United States Department of the Interior  
National Park ServiceNational Register of Historic Places  
Registration Form

This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. See instructions in *Guidelines for Completing National Register Forms* (National Register Bulletin 16). Complete each item by marking "x" in the appropriate box or by entering the requested information. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, styles, materials, and areas of significance, enter only the categories and subcategories listed in the instructions. For additional space use continuation sheets (Form 10-900a). Type all entries.

## 1. Name of Property

historic name Brick Hill, Woodberry Manufacturing Company Housing (B-4205)  
other names/site number Brick Hill (preferred)

## 2. Location

street & number Seneca Street, Oakington Street, Parkden Avenue ☐ not for publication  
city, town Baltimore ☐ vicinity  
state Maryland code MD county independent city code 510 zip code 21211

## 3. Classification

## Ownership of Property

☒ private  
☐ public-local  
☐ public-State  
☐ public-Federal

## Category of Property

☐ building(s)  
☒ district  
☐ site  
☐ structure  
☐ object

## Number of Resources within Property

Contributing	Noncontributing
<u>24</u>	<u>1</u> buildings
	<u>      </u> sites
	<u>      </u> structures
	<u>      </u> objects
<u>24</u>	<u>1</u> Total

Name of related multiple property listing:

N/ANumber of contributing resources previously  
listed in the National Register 0

## 4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this  
☒ nomination ☐ request for determination of eligibility meets the documentation standards for registering properties in the  
National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.  
In my opinion, the property ☒ meets ☐ does not meet the National Register criteria. ☐ See continuation sheet.

Signature of certifying official

STATE HISTORIC PRESERVATION OFFICER

Date

5-12-88State or Federal agency and bureau Maryland Historical TrustIn my opinion, the property ☐ meets ☐ does not meet the National Register criteria. ☐ See continuation sheet.

Signature of commenting or other official

Date

State or Federal agency and bureau

## 5. National Park Service Certification

I, hereby, certify that this property is:

- ☐ entered in the National Register.  
☐ See continuation sheet.
- ☐ determined eligible for the National  
Register. ☐ See continuation sheet.
- ☐ determined not eligible for the  
National Register.
- ☐ removed from the National Register.
- ☐ other, (explain:) \_\_\_\_\_

Signature of the Keeper

Date of Action

**6. Function or Use**

Historic Functions (enter categories from instructions)

Industry/Processing/Extraction

Domestic/Multiple Dwelling

Current Functions (enter categories from instructions)

Domestic/Multiple Dwelling

**7. Description**

Architectural Classification

(enter categories from instructions)

Mid-19th century

Materials (enter categories from instructions)

foundation stone/granite

walls brick

roof asphalt

other

Describe present and historic physical appearance.

DESCRIPTION SUMMARY

Located atop a ridge above the Jones Falls valley, center of Baltimore's prominent 19th-century cotton textile industry, Brick Hill is a small neighborhood of 2- and 2-1/2 story masonry duplexes constructed ca. 1877 to house workers in the nearby Meadow Mill of the Woodberry Manufacturing Company.

All but one of the eleven duplexes are constructed of brick, whence the four-acre enclave's traditional name; the other dwelling is built of stone. All are gable-roofed, with four-bay-wide facades oriented to the three short, narrow streets which form the neighborhood. Two small 2 story frame houses are also included in the district. The neighborhood exhibits a high level of integrity; the historic buildings retain the majority of their original fabric and only one non-contributing structure exists within the district boundary.

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Continuation SheetSection number 7 Page 1 Brick Hill  
Baltimore, MarylandGENERAL DESCRIPTION

Brick Hill is an enclave of 25 dwellings located on a rise overlooking the Jones Falls Valley in the Hampden/Woodberry section of northern Baltimore city, Maryland. Constructed ca. 1877 to accommodate workers in the Woodberry Manufacturing Company's Meadow Mill during the second phase of expansion of the Jones Falls textile industry in the late-19th-century, these duplexes are primarily of brick construction, as reflected by the neighborhood's name. Its date, construction material, and relative isolation on the west side of the Jones Falls distinguish Brick Hill from earlier groups of stone mill-workers' houses elsewhere in the valley.

The neighborhood comprises only five blocks, defined by three streets and their connecting alleys. The principal avenue, Seneca Street, runs about 700' north-south along the edge of a cliff above Meadow Mill. Oakington Street intersects Seneca about halfway along its length, and extends to the west a distance of approximately 270 feet. To the south, a short street called Parkden Avenue (named Parkside Street on a ca. 1912 insurance map) runs parallel to Oakington Street and defines the southern boundary of the community. A wooded area, part of Druid Hill Park, lies beyond Brick Hill to the west and south; the Poole and Hunt Foundry is located to the north. These features of topography and land use (a steep cliff on one side, forested parkland on two others, and intensive industrial development on the fourth) afford the small neighborhood a strong sense of seclusion and inward focus.

The houses of Brick Hill are typically two- or 2-1/2 story gable-roofed duplexes, with four-bay-wide gable facades oriented to the street. With the exception of 3454-3456 Seneca Street which is built of roughly-coursed rubble with prominent quoins, the duplexes are constructed of brick laid in 7:1 common bond on stone foundations. Each pair of units shares a porch, typically hip-roofed, over their transomed entrances, located in the two central bays. Exterior decorative detailing is minimal; porch posts may be turned or chamfered, and several buildings retain scalloped vergeboards at their slightly-projecting gable eaves. Window and door openings are headed with shallow jack arches; original windows are typically 6/6, with smaller (originally 3/3) sash lighting the attics of the 2 1/2 story houses. The buildings are two rooms deep, with side entrances in their longitudinal walls and lower gable-roofed back buildings extending to the rear. Sometimes a frame shed addition abuts the rear gable of the back building. The houses are set on fenced lots of about 1/10 acre; those on Seneca Street are set back very slightly from the street, their view of the Jones Falls valley dominated by the Mill's tower and belfry. Those on Oakington and Parkden front directly on the sidewalk.

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Baltimore, Maryland

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In addition to the 22 masonry duplex units, the district includes two small detached two story frame gable-front houses at 3406 and 3402 Seneca Street. One of these (3402) appears on a ca. 1912 insurance map labeled "Meadow Mill Tenements."; the other (3406) is identical and was probably built shortly after that date. Because of their association with the textile industry, these buildings are considered to contribute to the significance of the district despite their anomalous form and construction. One non-contributing building occurs within the district: a frame bungalow dating from the second quarter of the 20th century, constructed on a previously-undeveloped lot at 3440 Seneca Avenue.

The district retains a high degree of integrity. As noted, it includes only one non-contributing building. Alterations to contributing structures are few and generally confined to the replacement of original 6/6 or 3/3 windows with 1/1 sash, and the repointing and cleaning or painting of masonry.

**8. Statement of Significance**

Certifying official has considered the significance of this property in relation to other properties:

☐ nationally ☐ statewide ☒ locally

Applicable National Register Criteria ☒ A ☐ B ☐ C ☐ D

Criteria Considerations (Exceptions) ☐ A ☐ B ☐ C ☐ D ☐ E ☐ F ☐ G none

Areas of Significance (enter categories from instructions)

Industry

Period of Significance

c. 1877-1941

Significant Dates

c. 1877

Cultural Affiliation

N/A

Significant Person

N/A

Architect/Builder

unknown

State significance of property, and justify criteria, criteria considerations, and areas and periods of significance noted above.

SIGNIFICANCE SUMMARY

Brick Hill is significant for its association with the 19th century textile industry in the Jones Falls valley of Baltimore. Comprising an isolated enclave of well-preserved workers' houses which served the Woodberry Manufacturing Company's Meadow Mill, Brick Hill exemplifies the paternalistic system which characterized relations between management and labor in Baltimore's textile industry during the period when the Jones Falls valley mills produced between 70-90% of the nation's total output of cotton duck and related products. Throughout its development from the mid-1840s to the peak of production in the last quarter of the 19th century, the Baltimore textile industry emphasized the "Rhode Island" system of organization, involving entire families in the labor force and providing numerous social amenities for workers, among them substantial housing at nominal cost. The dwellings in Brick Hill, solidly-built masonry duplexes situated on lots large enough to accommodate a kitchen garden, typify the housing provided for workers during the industry's second phase of expansion in the 1870s.

☐ See continuation sheet

For HISTORIC CONTEXT and MARYLAND COMPREHENSIVE HISTORIC PRESERVATION PLAN data, see continuation sheets.



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Brick Hill  
Baltimore, Maryland

HISTORIC CONTEXT

MARYLAND COMPREHENSIVE HISTORIC PRESERVATION PLAN DATA

Historic/Prehistoric Theme(s):  
Economic (Industrial)

Geographic Organization:  
Piedmont

Chrononological/Developmental Periods:  
Industrial/Urban Dominance: 1870-1930

Resource type:  
duplexes (workers' housing)

Brick Hill contributes to the Economic (Industrial) theme during the period of Industrial/Urban Dominance, 1870-1930, in the Piedmont region of Maryland. Beginning in the 1840s, the cotton textile mills of the Jones Falls valley of Baltimore city grew steadily in importance, coming to dominate the industry across the nation in the last quarter of the 19th century. Their outstanding production was due in part to a system of labor organization which employed entire families, and in which management provided numerous social amenities for workers, including substantial housing. Brick Hill is one of a half-dozen communities which were developed to house mill workers in the Jones Falls valley. Its small size, relatively late construction date, and isolated location on the west side of the Falls distinguishes it from the larger and generally earlier developments which form the greater Hampden/Woodberry community concentrated on the opposite side of the valley.

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Baltimore, MarylandHISTORY AND SUPPORT

The Baltimore textile industry had its origins in the rush of American entrepreneurs to fill a void created by the War of 1812 and the national embargo of British goods which preceded it. By 1810 there were 87 cotton mills operating in the United States. Eleven of these were in or near Baltimore, where the various streams flowing to the Chesapeake Bay offered the advantages of cheap water power close to equally inexpensive water transportation. A large number of these early factories were spinning mills which converted the raw cotton into yarn, as the weaving of fabrics for home use was still a widespread "cottage craft." The demand for cotton yarn expanded as it replaced the more expensive linen warp of colonial fabrics.

The demand for yarn, and later woven cloth, in Baltimore came largely from the need of the local shipping and shipbuilding industries for sailcloth ("duck"). All American port cities had long relied on large amounts of linen duck, mostly supplied by Holland. About 1809, Seth Bemis of Watertown, Massachusetts, began making duck from machine spun cotton, a thread capable of matching the strength of linen. The new material was not accepted at first, but the Embargo and War of 1812 made imported linen duck scarce or unavailable. In 1812-1813 one Baltimore firm sold \$20,000 worth of Bemis cotton duck, and another retailer sold \$21,000 worth in 1815.

The first of Baltimore's businessmen to capitalize on these developments were David Carroll and Horatio Gambrill. In 1832 Carroll and Gambrill bought the mill of the Washington Manufacturing Company at Mt. Washington. Begun in 1810, this early textile mill most likely produced cotton warp yarn for home consumption; Gambrill and Carroll probably used the output of this mill to supply weavers of sailcloth. By 1839 the advantages of integrating spinning and weaving in one mill using the newly perfected power looms had become apparent. Gambrill and Carroll, with other local investors, bought and converted the Whitehall flour mill (on the site of the present Clipper Mill) to just such an operation with five power looms. In 1842 they converted another flour mill at Woodberry into a spinning mill.

William E. Hooper, son of a sailmaker, went into business as a wholesaler of sail cloth in the 1840s and became one of Gambrill's best customers. Around 1847, Gambrill parted company with Carroll and formed a partnership with Hooper. Together they produced cotton duck at Woodberry and Clipper mills, and fishnets and seine twine at Park Mill, until 1865, when Gambrill sold his interest in these factories to Hooper. Gambrill went on in that year to construct Druid Mill, which was innovative in housing all the operations of a cotton duck factory under a single roof, and in featuring appealing Italianate exterior detail previously unseen in the valley's utilitarian structures.



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Baltimore, Maryland

Hooper's newly-formed Woodberry Manufacturing Company expanded the operations at Woodberry, Clipper, and Park Mills, and in 1877 added Meadow Mill. By 1881, Hooper had purchased Druid Mill as well. Upon his death in 1885, the five mills were left to his sons Theodore, James and Alcaeus.

The late 19th century saw the Jones Falls textile industry control a near-monopoly on the domestic production of cotton duck, accounting for some 70-90% of total output. This ascendancy was reinforced by the consolidation in 1899 of seven separate duck producers (including the Woodberry Manufacturing Company) operating 14 mills with a total of 227,028 spindles. This conglomerate came to be known as the Mount Vernon-Woodberry Cotton Duck Company, and included several mills located in South Carolina and Alabama.

When the demand for sailcloth declined with the passing of sail transportation in the early 20th century, the Jones Falls valley mills continued producing large quantities of canvas, twill, and drill for other purposes. The armed forces relied upon these sturdy textiles for uniforms, knapsacks, and similar uses during both World Wars.

As the twentieth century progressed, changing economic conditions rendered the Southern textile mills more profitable, and the companies began to cut back production in their Baltimore facilities following World War II. Textile manufacture in the Jones Falls valley finally ceased in 1973.

Throughout its history, the Jones Falls valley textile industry emphasized the "Rhode Island" or "family" system of organization, which included entire families in the labor force. Beginning in the mid-1840s, industrialists constructed groups of substantial dwellings on the hillsides above the mills, and made them available at nominal rent to textile workers and their families. Companies also sponsored savings associations, stores, churches, and a newspaper, all of which contributed to the mill communities' sense of containment and self-sufficiency.

Of the half-dozen groups of workers' houses in the Jones Falls valley, the Woodberry Manufacturing Company's Brick Hill is distinguished by its small size -- a tightly-knit group of only 25 dwelling units -- and relative isolation on the west side of the Jones Falls, separated by topography and a historically inconvenient pattern of street access from the rest of the residential community which developed on the opposite side of the Falls and generally to the south.

It is further distinguished by its association with Meadow Mill (listed in the National Register in 1973), whose landmark tower symbolizes the rapid expansion of Baltimore's textile industry in the final quarter of the 19th century.

**9. Major Bibliographical Reference**

Anonymous. Hampden-Woodberry. (n. p.: n. d.).

Maryland Inventory of Historic Properties, Maryland Historical Trust, Annapolis, Md.:

B-32 Meadow Mill (Mount Vernon Mill No. 2)

B-62 Mount Vernon Mill No. 1

B-1028 Park Mill

B-1029 Clipper Mill

B-1030 Druid Mill

B-1035 Woodberry Mill

Vertical Files, Maryland Room, Enoch Pratt Free Library, Baltimore, MD.

☐ See continuation sheet

Previous documentation on file (NPS):

☐ preliminary determination of individual listing (36 CFR 67)  
has been requested

☐ previously listed in the National Register

☐ previously determined eligible by the National Register

☐ designated a National Historic Landmark

☐ recorded by Historic American Buildings

Survey # \_\_\_\_\_

☐ recorded by Historic American Engineering

Record # \_\_\_\_\_

Primary location of additional data:

☒ State historic preservation office

☐ Other State agency

☐ Federal agency

☐ Local government

☐ University

☐ Other

Specify repository: \_\_\_\_\_

**10. Geographical Data**

Acreage of property approximately 4 acres

USGS quad: Baltimore West, MD

UTM References

A 18 358300 4354510  
Zone Easting Northing

C                              

B                                
Zone Easting Northing

D                              

☐ See continuation sheet

**Verbal Boundary Description**

Boundaries are depicted on the attached map labeled National Register Boundaries, drawn to the scale 1" = 60'.

☐ See continuation sheet

**Boundary Justification**

The nominated property, approximately 4 acres, comprises the entire area developed by the Woodberry Manufacturing Company as workers' housing, which retains integrity of setting. It is bounded by park land on the west and south, heavy industry on the north, and steeply dropping topography and railroad tracks on the east.

☐ See continuation sheet

**11. Form Prepared By**

name/title Peter E. Kurtze, Architectural Survey Administrator

organization Maryland Historical Trust

date December 1987

street & number 1517 Ritchie Highway

telephone (301) 974-2438

city or town Arnold

state Maryland zip code 21012

B-4205

BRICK HILL

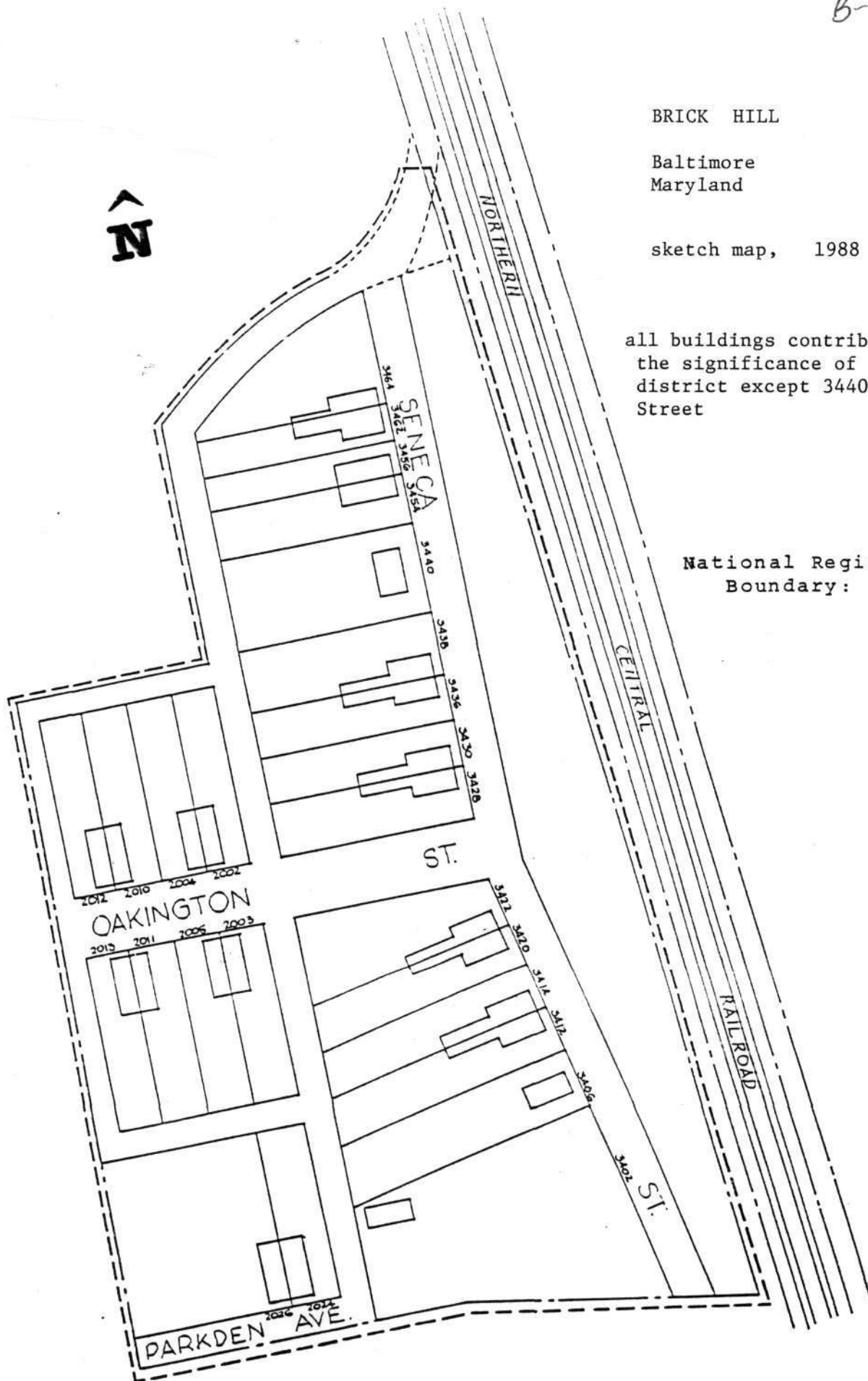
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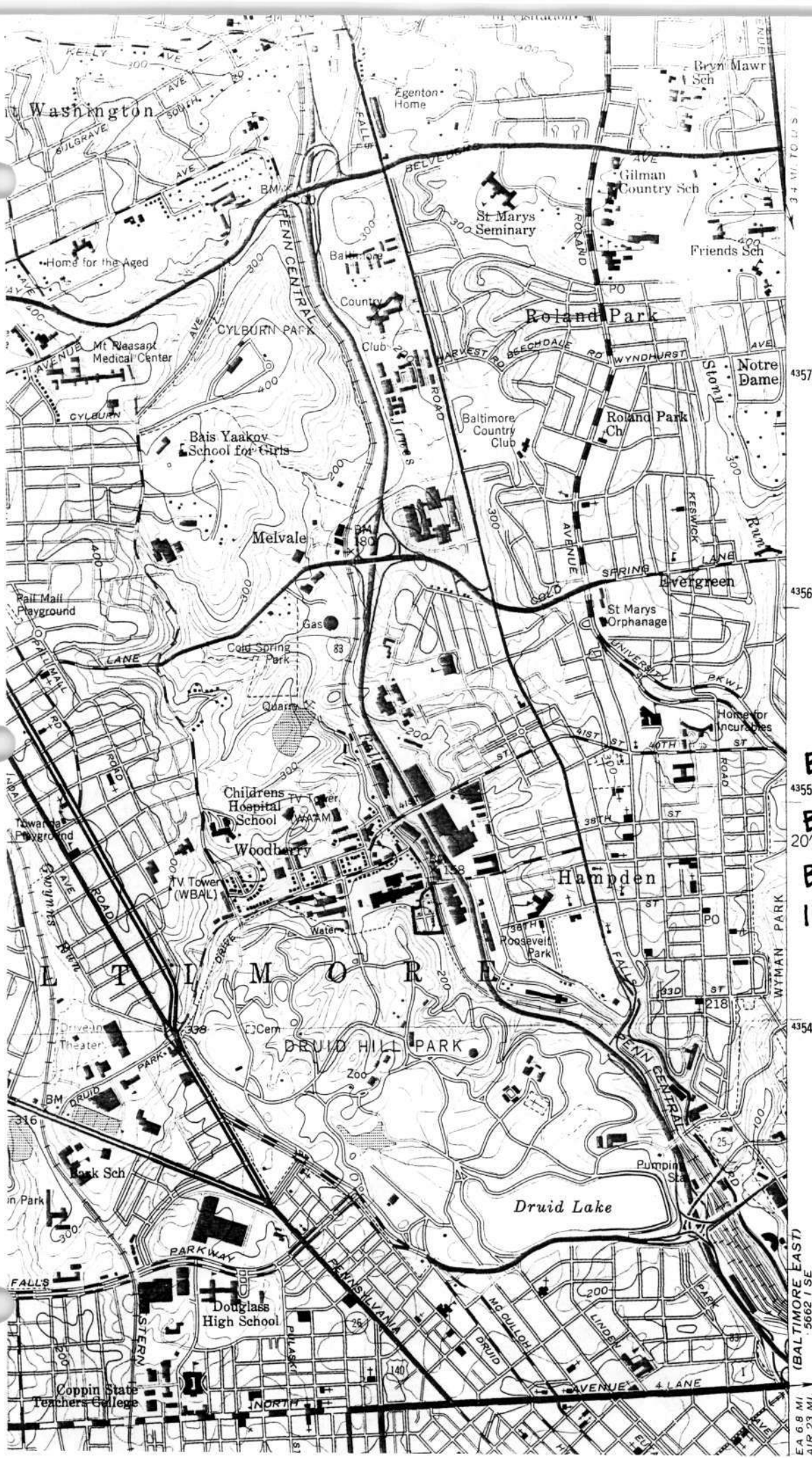
Baltimore  
Maryland

sketch map, 1988

all buildings contribute to  
the significance of the  
district except 3440 Seneca  
Street

National Register  
Boundary: - - - -





B-4205

BRICK HILL

BALTIMORE, MD.

18-358300-4354510

EA 6.8 MI  
AIR 23 MI  
(BALTIMORE EAST)  
56621 SE



B-4205



BRICK HILL H.D.

BALTIMORE, MD

P. KURTZE, 3/88

NEG. AT MD HISTORICAL TRUST

SENECA ST., VIEW SOUTH FROM # 3438.

PHOTO # 1 OF 10.

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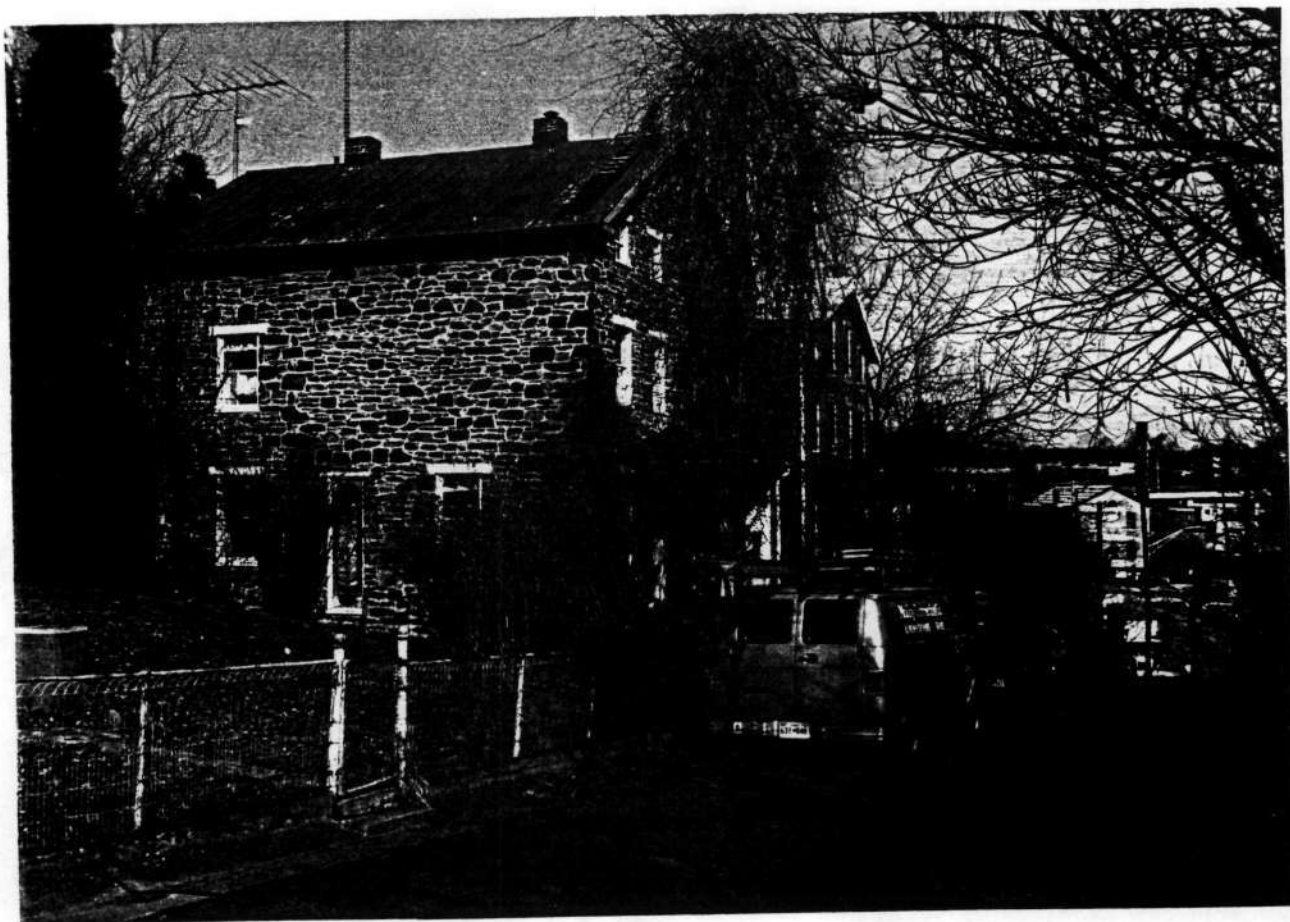
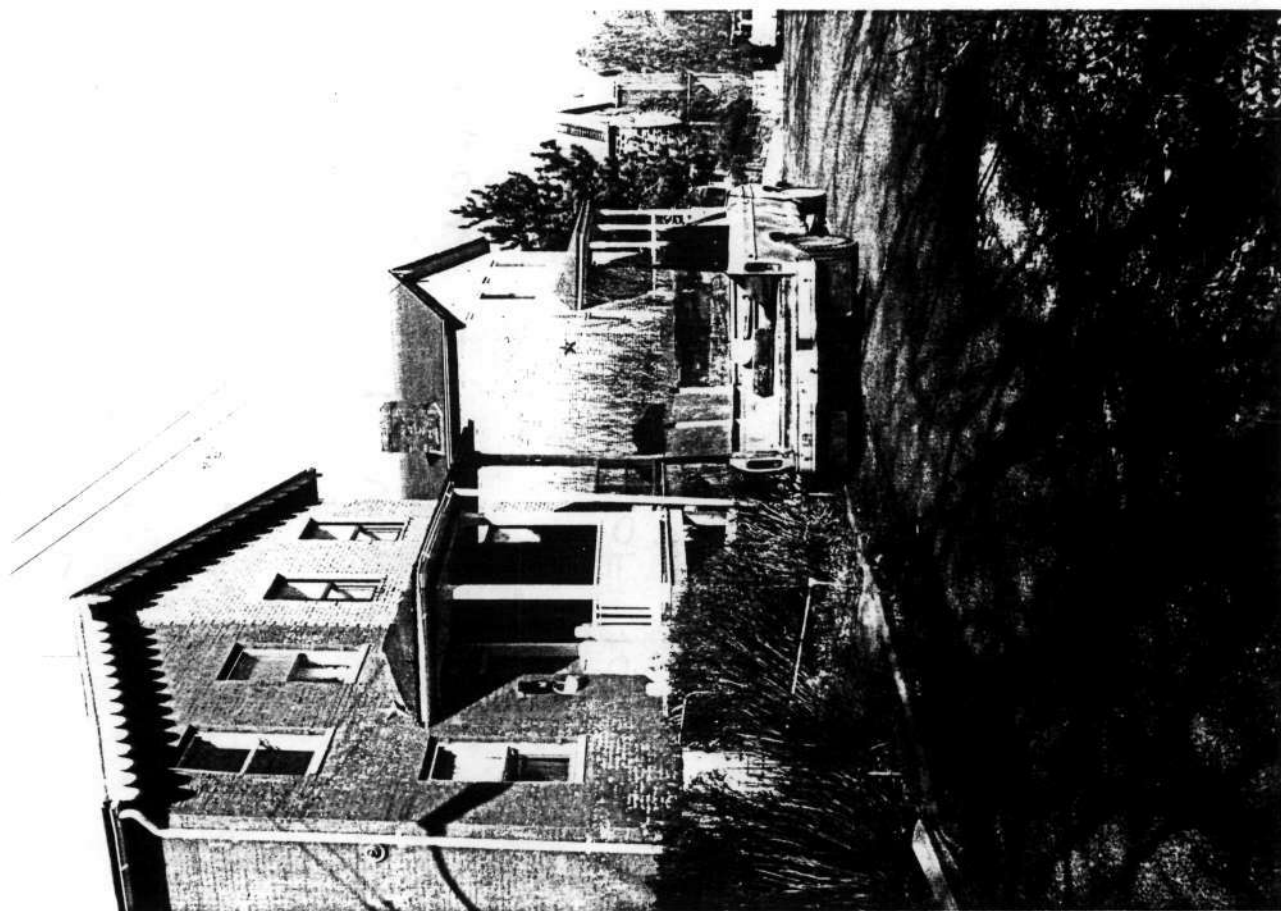
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SENECA ST., VIEW SOUTH FROM # 3422

PHOTO # 2 OF 10.



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SENECA ST., VIEW NORTH

FROM # 3428.

PHOTO # 3 OF 10.

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BALTIMORE MD

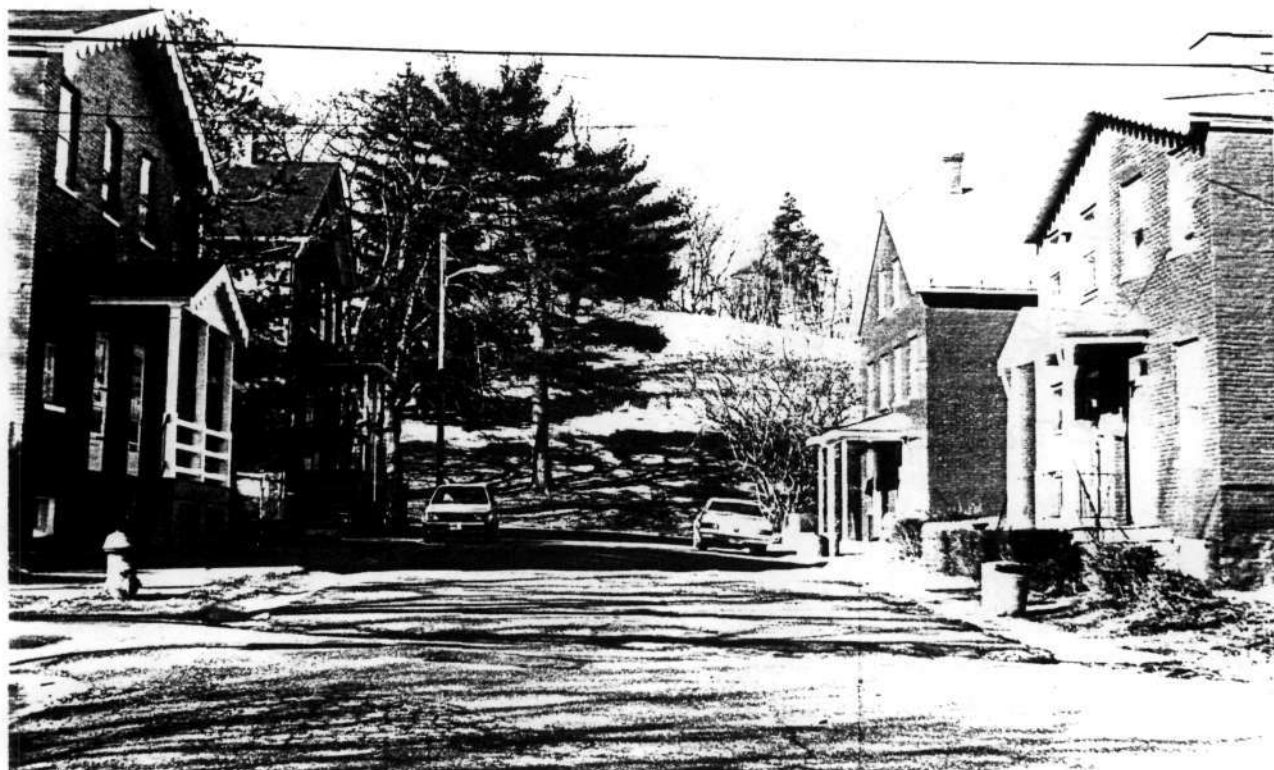
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SENECA ST., VIEW NORTH FROM # 3454

PHOTO # 4 OF 10.

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OAKINGTON ST., LOOKING WEST

PHOTO # 5 OF 10.

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OAKINGTON ST., SOUTH SIDE,

VIEW WEST FROM # 2003.

PHOTO # 6 OF 10.



B-4205



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OAKINGTON ST., NORTH SIDE,  
VIEW WEST FROM # 2002.

PHOTO # 7 OF 10.

BRICK HILL H.D.

BALTIMORE, MD.

P. KURTZE, 3/88

NEG. AT MD. HISTORICAL TRUST

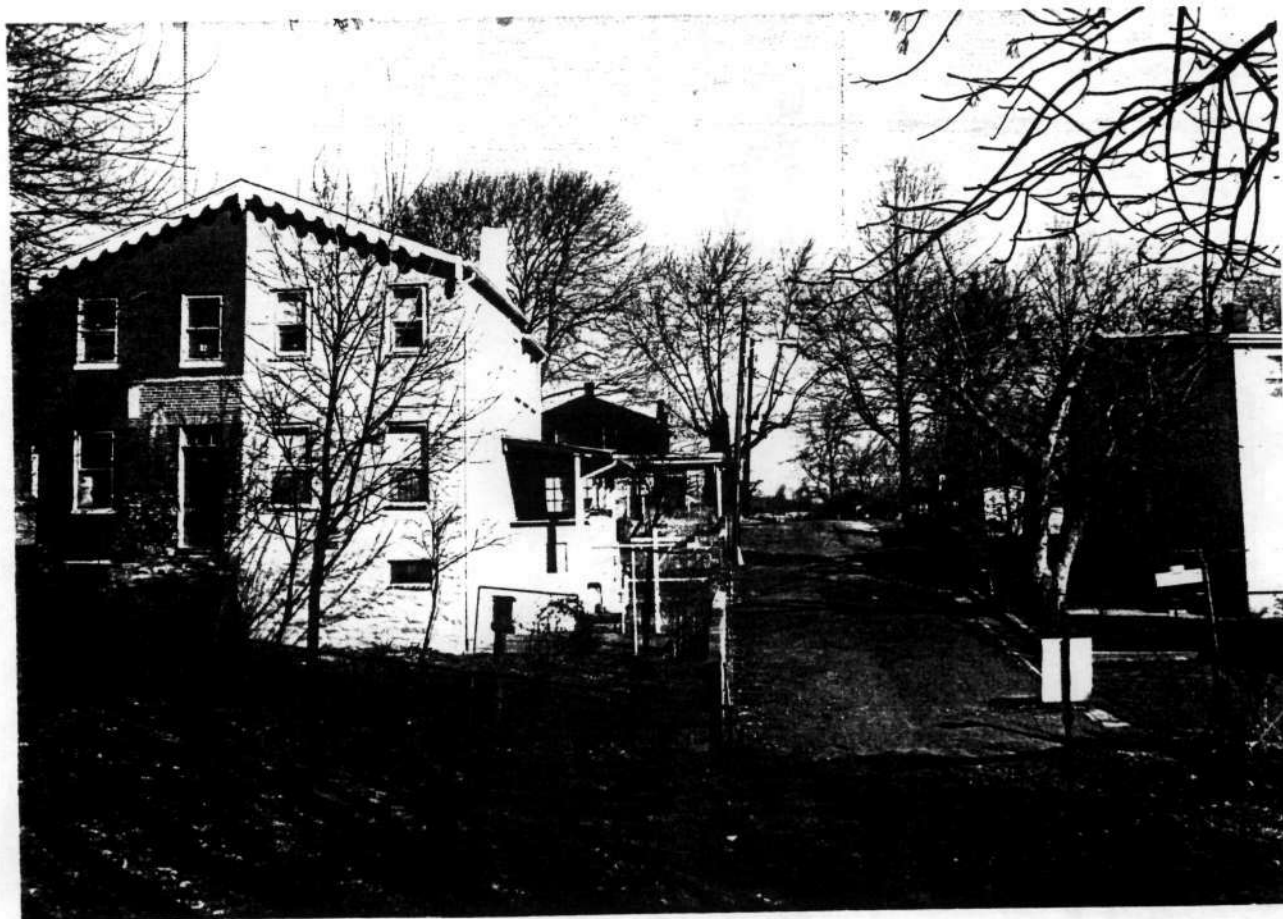
OAKINGTON ST., NORTH SIDE,

VIEW EAST FROM # 2012.

PHOTO # 8 OF 10.



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2026-2024 PARKDEN AVE,  
CAMERA FACING NORTH.

PHOTO #10 OF 10.

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OAKINGTON ST., SOUTH SIDE,  
VIEW EAST FROM # 2013.

PHOTO #9 OF 10.